Map	Block	Lot	CARD		
144.0	0009	0011.0	1 of 1	Residential	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	789,800 /	789,800
USE VALUE:	789,800 /	789,800
ASSESSED:	789,800 /	789,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BETTS MARK CHANDLER &
Owner 2:	BETTS CHRISTINE ELLEN
Owner 3:	
Street 1:	85 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,047 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 1908 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5047.000	324,700	8,000	457,100	789,800
Total Card	0.116	324,700	8,000	457,100	789,800
Total Parcel	0.116	324,700	8,000	457,100	789,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.94 | /Parcel: 413.9

Legal Description

User Acct 94668

GIS Ref

GIS Ref

Insp Date 10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0009-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,700	8000	5,047.	457,100	789,800	789,800	Year End Roll	12/18/2019
2019	101	FV	254,600	8100	5,047.	428,600	691,300	691,300	Year End Roll	1/3/2019
2018	101	FV	254,600	6800	5,047.	354,300	615,700	615,700	Year End Roll	12/20/2017
2017	101	FV	254,600	6800	5,047.	325,700	587,100	587,100	Year End Roll	1/3/2017
2016	101	FV	254,600	6800	5,047.	297,100	558,500	558,500	Year End	1/4/2016
2015	101	FV	248,500	6800	5,047.	291,400	546,700	546,700	Year End Roll	12/11/2014
2014	101	FV	248,500	6800	5,047.	270,800	526,100	526,100	Year End Roll	12/16/2013
2013	101	FV	248,500	6800	5,047.	257,700	513,000	513,000		12/13/2012

!11295!

PRINT

Date	Time
12/11/20	01:28:53

LAST REV

Date	Time
10/15/18	11:05:13
apro	
11295	

USER DEFINED

Prior Id # 1:	94668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BETTS EDMUND/ET	25030-463		12/1/1994		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/1997	442		2,900					CONST 3 LEVEL WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5047		Sq. Ft.	Site		0	80.	1.13	9									457,129						457,100	

Total AC/HA:	0.11586	Total SF/SM:	5047	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	457,129	Spl Credit		Total:	457,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397867
Depreciation:	74003
Depreciated Total:	323863

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 3 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

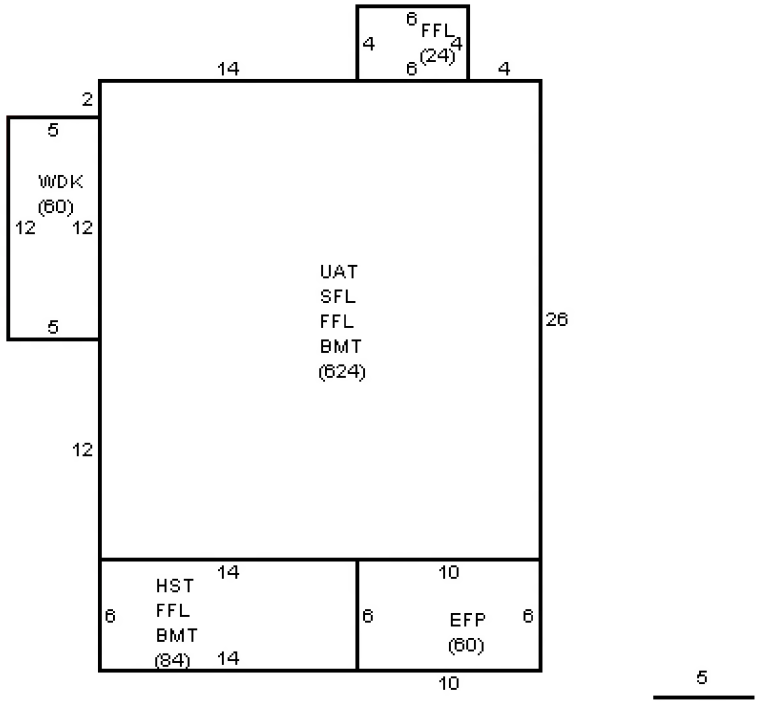
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	168.73
Special Features:	800	Val/Su Net:	136.31
Final Total:	324700	Val/Su SzAd	232.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	732	168.730	123,513
BMT	Basement	708	67.070	47,487
SFL	Second Floor	624	168.730	105,289
UAT	Upper Attic	156	118.110	18,426
EFP	Enclos Porch	60	72.590	4,356
WDK	Deck	60	16.000	960
HST	Half Story	42	168.730	7,087
	Net Sketched Area:	2,382	Total:	307,118
Size Ad	1398	Gross Are	2892	FinArea 1908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0009-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X18	A	AV	1990	9.47	T	23.2	101			2,100			2,100
96	Whirl Pool	D	S	1	2	A	AV	1990	500.00	T	23.2	101			800			800
3	Garage	D	Y	1	18X20	A	AV	1940	21.94	T	40	101			4,700			4,700
19	Patio	D	Y	1	10X18	A	AV	1990	4.33	T	23.2	101			600			600
19	Patio	D	Y	1	10X10	A	AV	2014	6.00	T	5	101			600			600

More: N | Total Yard Items: 8,000 | Total Special Featues: 800 | Total: 8,800